

## LA-UR-19-21290

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Title: Fiscal Year 2018 Land Conveyance and Transfer Annual Report

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Intended for: Report

Issued: 2019-02-20

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## **The Land Conveyance and Transfer Project**

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### **Executive Summary**

In fiscal year (FY) 2018 the Laboratory's Land Conveyance and Transfer (LC&T) program, supported the U.S. Department of Energy (DOE), National Nuclear Security Administration (NNSA) accomplished a number of important actions including: the conveyance of several tracts to Los Alamos County; sampling and preparing dose assessments, drafting environmental reports and boundary surveys; and conducting outreach with stakeholders. Specifically, the LC&T Program:

- Conveyed three tracts (A-16-a, A-52, A-5-3) totaling approximately 90 acres to Los Alamos County in January 2018;
- Relocated the TA-21 entry gate on DP Road, and fencing eastward in anticipation of Tract A-15-2 conveyance to Los Alamos County;
- Drafted Environmental Baseline Survey Report (EBSR) for Tract A-15-2 (DP Road);
- Drafted boundary surveys for Tracts A-18-2 and A-15-2;
- Presented a briefing to the Los Alamos County Planning and Zoning Commission in September;
- Prepared sampling and analysis plans, dose assessments, and completed confirmatory and independent verification sampling of several tracts in accordance with DOE Order 458.1;
- Continued landlord responsibilities and activities for the remaining tracts in and near Technical Area 21 in preparation for conveyance to Los Alamos County; and
- Updated digital files to include important documents (filed plats and deeds, and EBSRs) for each tract.

### **Background**

The LC&T project was authorized by Public Law 105-119 in November 1997. The intent was to identify parcels that can be exceded to provide more land for economic and community development near the Laboratory. The DOE NNSA Los Alamos Field Office (NA-LA) manages the LC&T project. Los Alamos National Security LLC personnel have provided technical and project management support since 2006. Following a Laboratory transition during the summer of 2018, Triad National Security (TRIAD) personnel became responsible for providing technical and project management support.

The 10 original tracts located at Los Alamos National Laboratory (LANL), identified for conveyance or transfer in an Environmental Impact Statement (DOE/EIS 0293), were further subdivided into 32 tracts. To date 24 tracts have been conveyed or transferred: eighteen of these 32 tracts have been conveyed to Los Alamos County, while another three tracts have been conveyed to the Los Alamos County School District, and three other tracts have been transferred to the Bureau of Indian Affairs to be held in trust for the Pueblo de San Ildefonso (Figure 1).

There are eight tracts remaining that could be conveyed to Los Alamos County: Tract A-14 in Rendija Canyon, Tracts C-2 and C-4 along New Mexico Route 4, Tract A-18-2 in Bayo Canyon, and Tract A-15-2 which is DP Road from the TA-21 gate westward to the existing developed parcels along the road. An additional three tracts at TA-21, which may be further subdivided, pending environmental remediation work by DOE-EM and N3B, could be conveyed by September 2022, in accordance with Public Law 105-119.

Nearly 400 housing units, including low-income apartments and over 160 market-rate single family homes are being developed on tract previously conveyed to Los Alamos County.

The Laboratory's Operations and Infrastructure Program Office (Infrastructure Projects Office) funds the LC&T program. Project managers reside in the Associate Directorate for Environment, Safety, Health & Quality and Safeguards & Security, in the Environmental Protection and Compliance Division's Environmental Stewardship Group.

## **FY2018 Deliverables and Milestones**

This section provides a summary of deliverables and milestones *not otherwise* noted elsewhere in the annual report.

## **Dose Assessments and As Low As Reasonably Achievable (ALARA)**

DOE Order 458.1 requires a rigorous sampling strategy (Multi-Agency Radiation Survey and Site Investigation Manual) to assess both the residual radioactivity and the application of the ALARA concept. During 2018, sampling was performed on Tract A-15-2, and the DP Road Tract, after which dose assessment reports were drafted.

## **Environmental Baseline Survey Report (EBSR)**

During FY2018, an EBSR was prepared for Tract A-15-2. In addition to this an EBSR, another EBSR was revised, updated, printed and submitted to Los Alamos County for Tract A-16-b.

## **Management Observation and Verification**

The LC&T program conducted a number of management observation and verifications in FY2018, including a NA-LA staff visit to Rendija Canyon Tract A-14. Regular meetings were

also held with the DOE, Los Alamos Field Office staff and the project staff throughout the year.

## Communication

Throughout FY2018, the LC&T program continued to work with the Los Alamos Field Office and DOE Environmental Management representatives to update and track milestones on the project schedule for the conveyance of the remaining eight land tracts. A sample of the schedule is attached as Appendix A.

## Remaining Tract Status (Table 1)

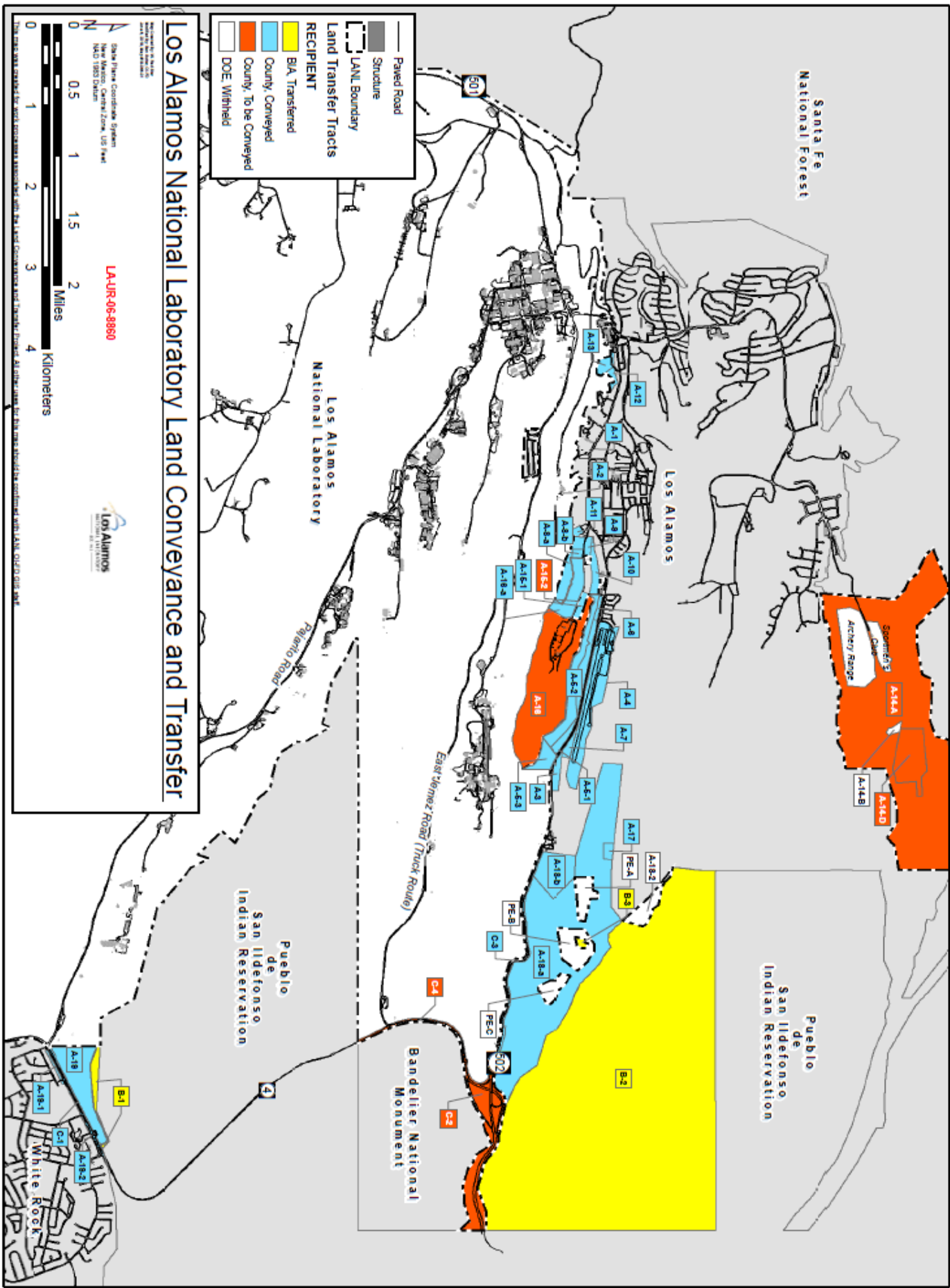
- A-14-A, -C and -D (Rendija Canyon): Prior to conveyance of Tract A-14-A to Los Alamos County, a real property release, a final EBSR, and a deed will be completed. Negotiations between DOE and Los Alamos County regarding deed restriction requirements continued throughout FY2018. DOE will retain the archery range and the Sportsman's Club (Figure 1).
- Tract A-15-2 (DP Road): Confirmatory sampling and analysis, a dose assessment and ALARA report, and the real property release were all in progress during FY2018. A final EBSR, a survey, and a deed will be completed prior to conveyance of Tract A-15-2 to Los Alamos County.
- Tract A-16-b (TA-21): In January 2012 the DOE issued an Amended Record of Decision for the Environmental Impact Statement for the Conveyance and Transfer of Certain Land Tracts (77 FR 3257), this allows for the conveyance of Tract A-16-b. A boundary survey is under review by DOE/NNSA, and a property deed has been signed by DOE and submitted to the Los Alamos County. Tract A-16-b is expected to be conveyed to Los Alamos County for recreational and open space for use during FY 2019.
- Tracts A-16-c, d and e (located within TA-21): Dose assessments and independent verification has been completed for these three proposed tracts, which lie within the N3B operational control area at TA-21. The conveyance of these lands before September 2022, in accordance with Public Law 105-119, is dependent upon further remediation work by DOE-EM and N3B, and ongoing coordination with NA-LA.
- Tract A-18-2 (Bayo Canyon): Work continues on conveyance of Tract A-18-2 to Los Alamos County for recreational use. Sampling for dose assessment surveys was completed in FY2018. Independent verification was in progress at the end of FY2018. An EBSR has been drafted and a land survey will be completed in FY2019.
- Tracts C-2 and C-4 (White Rock Wye and NM Route 4): The EBSRs for Tracts C-2 and C-4 were updated and submitted to the Los Alamos Field Office and Los Alamos County on April 15, 2016. The conveyance of Tracts C-2 and C-4 to Los Alamos

County depends upon the project timeline for completing DOE special environmental projects in the vicinity.

### **Upcoming FY2019 Events and Challenges**

- Tracts A-15-2 and A-18-2 could be conveyed to Los Alamos County in FY2019, pending completion of deeds for these parcels. Cultural sites at A-18-2 may need further consultation with the State Historic Preservation Office to determine resource status and restrictions that will be described in the deed.
- Tract A-16-a was conveyed to Los Alamos County in January 2018. Potholing near a “relic” waste sign was completed in December 2018. The potholing determined that the former radioactive liquid waste line no longer exists, and that further testing and remediation is not required.
- Deed restriction issues concerning unexploded ordnance surveys at Tract A-14 in Rendija Canyon must be resolved with Los Alamos County in order for these lands to be conveyed. The Laboratory will continue to support the Los Alamos Field Office in negotiations between the DOE/NNSA and Los Alamos County regarding deed restriction requirements.
- There are several Tracts remaining to be conveyed to Los Alamos County in or near Technical Area 21, which is being remediated by N3B for DOE Environmental Management. Continuing communication and coordination between DOE/NNSA and DOE Environmental Management is important so that the Laboratory may meet the intent of Public Law 105-119, and convey lands for economic and community development.
- Implementing lead clean up (from demolished water tower) on Tract A-16-c in Technical Area 21 is necessary should this tract be conveyed to Los Alamos County.
- Tracts C-2 and C-4 are highway segments that are subject negotiations between the DOE, New Mexico Environment Department, New Mexico Department of Transportation, and Los Alamos County on the completion of related supplemental environmental projects. Work on the roadway improvements at the White Rock Wye was completed during the summer of 2018. Preliminary design for improving the NM4/East Jemez Road intersection is ongoing during FY2019, and funding for this project is not in place at this time. Conveyance of Tracts C-2 and C-4 is contingent on working with Los Alamos County to finalize arrangements. The EBSRs for these two tracts will be updated with current environmental data reports, when directed by the Los Alamos Field Office.
- TRIAD will continue efforts to consolidate digital files in a comprehensive and consistent manner, as the Land Conveyance and Transfer Program approaches the September 2022 closure set by Public Law 105-119.

Figure 1. LC&T Current Project Tract Status



**Table 1: Remaining LC&T Tract Status** (Green indicates completed, Orange indicates FY2018 completed work, Yellow indicates remaining work.)

Tract No.	Site Preparation	EBSR	Boundary Survey	DOE Order 458.1 Sampling	Tentative or Actual Transfer Date	Archeological Fieldwork	Preservation Easements
A-14-A	Fenced 2004; Asphalt 2006	Draft EBSR reviewed by the Field Office in FY 2012 - modified in FY 2014 and resubmitted in FY2015. Revised and reformatted with new photos during FY 2016. Requires resolution of deed restrictions before final Field Office review.	Complete FY 2014	Complete FY2012	TBD <sup>1</sup> per deed restriction negotiations	Complete	N/A <sup>2</sup>
A-14-B	Cleaned up, fenced, and signed 2012		Complete FY 2014	Complete FY2012	To be retained by DOE	N/A	N/A
A-14-C	Access gate installed 2014		Complete FY 2014	Complete FY2012	TBD per deed restriction negotiations	State Historic Preservation District	MOA
A-14-D	Access gate installed 2014		Complete FY 2014	Complete FY2012	TBD per deed restriction negotiations	State Historic Preservation District	MOA
A-15-2 DP Road	N/A	Draft EBSR submitted to Field Office during FY 2018	Draft boundary survey submitted to Field Office during FY 2018	Awaiting independent verification of sampling done during FY18.	FY2019	N/A	N/A
A-16-b	N/A	Submitted to County in FY2018	Draft boundary survey submitted to Field Office during FY 2018	Complete FY2017	FY2019	N/A	N/A
A-16-c,d & e	N3B Operational Areas	TBD subject to N3B work at TA-21	TBD subject to N3B work at TA-21	Completed in FY 2018	TBD subject to N3B work at TA-21	N/A	N/A
A-18-2	2003	EBSR drafted during FY 2018	Draft boundary survey submitted to Field Office during FY 2018	Completed during FY 2018	FY2019	Surveys conducted during FY2018. Two possible sites to consult with SHPO. Any restrictions will be included in the deed.	TBD
C-2	N/A	Completed but not submitted to Field Office in FY2018 - will need updated environmental data report	Complete	Completed during FY 2015	FY2019, contingent upon DOE/NNSA, NMDOT, NMED and Los Alamos County coordination.	Any restrictions will be included in the deed	N/A
C-4	N/A	Completed but not submitted to Field Office in FY2018 - will need updated environmental data report	Complete	Completed during FY 2015	FY2019, contingent upon DOE/NNSA, NMDOT, NMED and Los Alamos County coordination.	Any restrictions will be included in the deed	N/A

1 TBD = to be determined.

2 N/A = not applicable.



APPENDIX A – Sample LC&T Project Schedule - Weekly Worksheet

LAND TRANSFER & CONVEYANCE: Weekly Worksheet														
Action	Acres	Tracts Remaining to be Conveyed to Los Alamos County												
		2018												
		DP Mesa A-15a	DP Mesa A-5-2	DP Mesa A-5-3	DP Mesa A-15d	DP Road A-15-2	County C-2	County C-4	Bayo Gm A-16-2	Renola A-14	DP Mesa A-15c	DP Mesa A-15d	DP Mesa A-15e	DP Mesa A-15f
1.) Ensure adequate funding for FY plan	Am P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2.) Regular Updates to LTC Weekly Schedule	Am O	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3.) Tract Identification – conduct MOVs & GIS points on a map	Am	✓	✓	✓	✓	✓	✓	✓	P	✓	6/14/15	✓	✓	✓
4.) Gather background information (DSA, EIS review and project files)	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5.) Determine and agree upon proposed land use	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6.) Complete draft environmental baseline survey report (EBSR)	Am	✓	✓	✓	✓	✓	✓	✓	P	✓	P	✓	✓	✓
7.) Submit a PR-ID to gather LAM, SME comments	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	12/22/15	✓	✓	✓
8.) Ensure all PR-ID requirements are met	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	6/14/15	✓	P	✓
9.) Prepare draft sampling and analysis plan (SAP) per DOE Order 458.1 EXID and requests.	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	7/12/15	6/24/2017	✓	✓
10.) Finalize SAP	Am	✓	✓	✓	✓	✓	✓	✓	NR	✓	NR	6/24/2017	NR	NR
11.) Develop statement of work for sampling (NR)	Am	✓	✓	✓	✓	✓	✓	✓	P	✓	NR	11/11/2015	✓	NR
12.) Work with EIA-LA to ensure spot/verification sampling occurs	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	9/12/15	8/5/2015	✓	10/15/2015
13.) Sample tracts	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14.) Radiological data arrives from analytical lab - begin data analysis	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15.) Prepare draft dose assessment report to submit to DOE	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16.) Review independent verification report	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17.) Finalize DOE Assessment Report	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18.) Obtain DOE concurrence on radiological release	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	8/15/17	P	P	P
19.) Complete cadastre survey (DOCS/contractor)	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	P
20.) Complete fencing, fence repairs, sign removal, trail repairs, etc.	Am	✓	✓	✓	✓	P	✓	✓	P	P	✓	✓	✓	✓
21.) File official plat with County (Los Alamos or Santa Fe)	Am	✓	✓	✓	✓	P	✓	✓	✓	P	✓	✓	✓	✓
22.) Prepare conveyance letter to NLEED proposing tract turn over	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
23.) NLEED response to Field Office letter of conveyance	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
24.) Meet with NLEED (if requested)	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
25.) Finalize EBSR (run EDR environmental data request when conveyance is impending)	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
26.) 7 perfect bound copies of final EBSR from RMA (5 to Field Office, keep 2)	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
27.) Draft quickclaim deed and work with county staff to finalize wording	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
28.) Finalize deed	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
29.) Sign deed	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
30.) File deed	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
31.) Inform LAML employees/stakeholders of land conveyance	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
32.) Update LAML GIS to show conveyance of tracts	Am	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Scheduled Completion Milestones														
Calendar Days Remaining														
In FY 2015 and 2016, the LAML Land Conveyance and Transfer Project Office conveyed most of Tract A-15-A (Lower Pueblo Canyon), and all of Tract C-3 (Front Hill Road) to Los Alamos County. Tract A-15-A includes the southern reach of Pueblo Canyon between the White Rock "Y" and the Airport Site, approximately 500 acres.														
Land Conveyance - DP Mesa														
Key														
FY 15														
FY 17														
FY 18														
Previously completed (no date)														
9/18/15														
Actual date for confirmation														
3/18/15														
P														
In Progress														
7														
Status unknown														
Incomplete														
NR														
Not Required														